



COST ANALYST STATEMENT OF WORK DETAILED WORK REQUIREMENTS

(Revised September 30, 1999)

Overview of Cost Review

The primary role of the Cost Analyst shall be to make cost estimates and recommendations as to project costs. The Cost Analyst's professional judgment and technical experience, especially in cost estimating for multifamily projects, are essential elements of application processing. The Cost Analyst shall be conversant with industry standards and commercial building cost data; be thoroughly familiar with "lump sum" (i.e., preliminary) and "quantity take off" (i.e., final) estimating techniques for structures and land improvements and development. In addition, the Cost Analyst shall know how to estimate demolition/salvage value, and structural work for various types of construction, including row, walk-up, garden, and elevator structures.

The following handbooks and forms apply

4450.1 Rev. I Cost Estimation for Project Mortgage Insurance

4571.5 Supportive Housing for the Elderly

4560.1 Rev Section 221(d)(3): Market Interest Rate for Project Mortgage Insurance

Multifamily Underwriting Reports Catalog (previously 4480.1 and then Notice H 93-93)

4560.2 Mortgage Insurance for Moderate-Income Housing Projects: Section 221(d)(4)

4565.1 Mortgage Insurance for the Purchase or Refinancing of Existing Multifamily Housing Projects: Section 223(f)

4600.1 Rev I Section 232 Mortgage Insurance for Residential Care Facilities

The principal forms that shall be utilized by the Cost Analyst are Forms:

HUD-92326 - "Project Cost Estimate"

HUD 92264 - "Rental Housing Project income Analysis and Appraisal" for Section 221(d)(3), 221(d)(4), and 223(f) projects

HUD 2328 - "Contractor's and/or Mortgagor's Cost Breakdown

HUD 92329 - "Property Insurance Schedule

Comparison to Conventional Market

There is no substantial difference between how a cost analysis could be performed for HUD as compared to conventional market projects.

Overview of Detailed Processing

The Cost Analyst shall perform all processing required by the HUD Handbooks for the particular project and program. The Cost Analyst shall have a thorough knowledge of HUD regulations and Handbooks. The Cost Analyst shall coordinate with the project sponsor/mortgagee of record as needed to perform the required processing in order to provide expert cost analysis. The general tasks to be performed are to estimate the replacement cost of project improvements and any other supplemental cost estimates, review HUD form 2328 for accuracy and completeness (and according to HUD's Bidder-Design Policy [<http://www.hud.gov/local/sea/mfh/seampol4.html>]; Specifically requirement number three) and complete appropriate portions of HUD forms 92264 and 92329.

Purpose of the Review

For proposed, projects, the primary purpose of the cost analysis is to determine project cost from a "replacement" cost perspective. Replacement cost includes cost of structures, land improvements, and all applicable fees for construction of the project under consideration. Required supplementary cost estimates are for off site and demolition and Cost Not Attributable to dwelling use (CNA). Note: CNA is not applicable to section 232 projects

For substantial rehabilitation projects, the primary purpose is to provide both a replacement cost for the project as if being built new and an estimate for rehabilitation costs is done. The rehabilitation costs are entered in Section "G" and a separate Section "G" is prepared with an estimate for replacement as if new construction. Refer to Handbook 4450.1 Rev 1 for processing guidelines

For 223(f) projects, the primary purpose of the cost analysis is to determine the cost of repairs required for a project. It is used by the valuation technical analyst to determine, preliminarily, the maximum insurance amount. The replacement cost estimate for 223f projects does not need to be as detailed as for new or rehabilitation projects. Section "G" on 223f projects is the replacement cost estimate.

Firm Commitment Stage

New Construction : Specifically, the Cost Analyst shall perform the following functions during this stage:

Cost of Structures: An estimate using each of the trade line item categories shown on HUD Form "FHA-2326 - PROJECT COST ESTIMATE". This information shall be entered in summary form in Section G of Form HUD 92264. HUD Handbook 4450.1 REV-1 Chapter 2 Paragraph 2-1 pp. 2-1 and Chapter 3 Paragraphs 3-4 and 3-5, pp. 3-1 to 3-4 detail these requirements. Guide to breakdown of trade items

A comparability system is **not** mandatory. Quantity takeoffs are equally acceptable for structures estimates. Paragraph 3-4E(3) of Handbook 4450.1 REV-1 requires the use of benchmarks where there is a significant difference between subject and comparable trade line items. If no satisfactory comparable can be found at the start of processing, a direct quantity takeoff should be used for the structures estimate.

Cost of Land Improvements: A quantity take off estimate of the using the final drawings which shall include: Unusual Site Improvements Earth work, On-Site Utilities, Roads and

Walks, Sediment and Erosion Control, Lawns and Plantings, Site Improvements. The Cost Analyst shall enter estimates on Form HUD-2326 ("Project Cost Estimate"). The estimates shall also be summarized on Form HUD-92264 Section G line 36 (a) and (b). HUD Handbook 4450.1 REV-1 Chapter 2 Paragraph 2-I pp. 2-1 and Chapter 3 Paragraph 3-6(B) detail these requirements.

Applicable allowances and fees: A calculation of these may include:-General requirements, Builder's fees, Architect's fees, Previous HUD projects actual A&E fees Bond Premium, Sponsor and Contractor Other Fees (site, topographic surveys, etc).

These fees and allowances shall be entered on Form HUD-2326. In addition, the summarized estimates shall be entered on lines 42-49, in Section G of Form HUD 92264. HUD Handbook 4450.1 REV-1 Chapter 1, Paragraph 1-4, pp. 1-4 to pp. 1-6, Chapter 2, Paragraph 2-I, pp. 2-1 and Chapter 3 Paragraph 3-7, pp. 3-5 explain these requirements.

Supplemental estimates: Perform any required supplemental estimates depending on the type and nature of the project. These may include final estimates for:

- Unusual land improvements: (Enter Form HUD 92264, Section G line 36a).
- Costs not attributable to dwelling use (CNA): (Enter Form HUD-2326, Form HUD 92264 Section M). **Not applicable to section 232**
- Demolition: (Enter Form HUD-2326, Form HUD 92264 Section O (or -- Section G. line 36 if included in plans and specifications).
- Offsite Requirements (Enter Form HUD-2326, Form HUD 92264 Section M).
- 232 projects only, review itemized costs for Major Movable and Minor Movable equipment. (Enter Form 92264 section "O")

The above information shall be entered in summary form in Sections "G, M and O" of Form HUD 92264. HUD Handbook 4450.1 REV-1 Chapter 4, details these requirements.

Estimate starting date and length of construction period as detailed in Chapter 1, Paragraph 1-5 pp. 1-6 to pp. 1-7 of HUD Handbook 4450.1. REV-1 Graph of previous HUD projects construction times

Prepare a insurance schedule, form HUD 92329 "Property Insurance Schedule", following the instructions in Paragraph 2-3 of Handbook 4450.1 REV 1 and pages 92329-1 through 92329-4 of Handbook 4480.1.

Substantial Rehabilitation

The basic cost processing will follow that for Firm processing of a project involving new construction above. The following additional factors shall be considered:

- Chapter 7 Handbook 4450.1 REV-1 details cost processing of substantial rehabilitation
- -A quantity takeoff of structure trade items is required by Paragraph 7-3 of Handbook 4450.1 REV-1 for rehabilitation projects. Use data which reflects the risk and responsibility inherent in rehabilitation and considers the location of the project.
- Estimate the contingency reserve percentage and enter in Section O of form HUD92264.
- Compute the initial deposit for replacement reserves for realty items.
- Section 232, also compute the initial deposit for Major Movables
- Compute the rehabilitation cost not attributable to residential use. **Not applicable to 232**

- Complete lines 1, 2, 3 of Figure 1 Handbook 4450.1 REV-1
- Prepare a permanent insurance schedule on form HUD 92329, "Property Insurance Schedule", following instructions in Paragraph 2-3 of Handbook 4450.1 REV 1 and pages 92329-1 through 4 of Handbook 4480.1 CHG. Section 232 include insurable value for Major Movables

Acquisition or refinance of existing properties

Handbook 4565.1 chapter 4 details cost processing of 223f projects. As part of 223f analysis a joint inspection and work write-up or repair list shall be performed at the time of processing the combined Firm Commitment application. Prepare a permanent insurance schedule on form HUD 92329, "Property Insurance Schedule", following instructions in Paragraph 2-3 of Handbook 4450.1 REV 1 and pages 92329-1 through 4 of Handbook 4480.1 CHG. For section 232, also refer to Handbook 4600.1 REV-1

Results and deliverables

This section describes the forms and documents required to be submitted by the Cost Analyst before the completion of each processing stage. In addition, the Cost Analyst shall provide all supporting documentation that will allow the HUD Field Office to determine how the analysis was performed. Further, the Cost Analyst shall provide a narrative overview of its analysis and recommendations describing assumptions, concerns and conditional requirements. All forms shall be signed by the Cost Analyst. The Cost Analyst shall retain a copy of the processing record for at least 6 months.



HUD COST FORMS
PROJECT INCOME ANALYSIS AND APPRAISAL
HUD FORM 92264

SECTION "G"

NOTES:

- All costs in section "G" include applicable sales tax
- Lines 36a through 41- do not include any fees such as general requirements, general overhead, profit, architectural fees or bond premium

Line 36a. Unusual Land Improvements:

- Costs for construction to cure project site conditions not common to competitive sites, such as
- Excessive excavation, cuts, fills and rock excavation
- High water table and problem soils
- Special foundations, piers, piles, pile caps and structural slabs due to soils condition

Line 36b. Other Land Improvements:

- Cost for land improvements outside of foundations but still on site
- Note: Normal short extensions of utilities, walks, curbs, drives etc. To connect to public improvements next to property lines ARE considered on site.

Line 36c. Total Land Improvement:

- Sum of lines 36a + 36b

Line 37 Main Buildings:

- Any building that has dwelling units, including non-revenue units

Line 38 Accessory Buildings:

- Other buildings that do not have living units, but not including garages or carports

Line 39 Garages and Carports:

- Note, garages and carports within the main building(s) are included in line 37

Line 41 Total Structures:

- Sum of lines 37 + 38 + 39 + 40

Line 42 **General Requirements:**

- Is a percentage of lines 36c + 41

Line 43 **Builder's General Overhead:**

- 2% of lines 36c + 41 + 42

Line 44 **Builder's Profit:**

- A percentage of lines 36c + 41 + 42
- On identity of interest projects eligible for Builders Sponsors Profit Risk Allowance (BSPRA) there is no profit; Enter BSPRA or -0- in line 44

Line 45 **Architect Design Fee:**

- A percentage of lines 36c + 41 + 42 + 43 + 44
- On BSPRA projects when allowing architect fees, assume a normal builders profit for line 44. Normally in the 4% - 6% range

Line 46 **Architect Supervision Fee:**

- A percentage of lines 36c + 41 + 42 + 43 + 44

Line 47 **Bond Premium:**

- Is based on lines 36c + 41 + 42 + 43 + 44

Line 48 **Other Fees:**

- Includes both contractor AND sponsor (owner) other fees pertaining to construction which are not
- normally included in General Requirements
- Note : If the fee is in the contract documents, its the contractors responsibility
- Such fees might be
 - ◊ Surveys
 - ◊ Soil Analysis
 - ◊ Cost Certifications
 - ◊ Special taxes and assessments, NOTE: Payroll taxes are included in labor wages and are
 - ◊ distributed in the trade items in which they apply

Line 49 **Total Fees:**

- ◊ Sum of lines 43 + 44 + 45 + 46 + 47 + 48

Line 50 **Total For All Improvements:**

- ◊ Sum of lines 36c + 41 + 42 + 49

Line 51 **Cost per Gross Sq. Ft.:**

- ◇ Line 50 divided by gross square feet (section B line 33)

Line 52 **Construction Time:**

- ◇ Estimated number of months for construction time based on project type, size, complexity and time of year for the particular geographic area

Line 71 **Contingency Reserve:**

- ◇ Use only on substantial rehabilitation projects
- ◇ Up to 10% of line 50. Normally the maximum 10% is used

SECTION "M"

NOTES:

- All costs in section "M" include applicable sales tax
- Cost Not Attributable (CNA), - do not include fees such as general requirements, general overhead, profit, architectural fees and bond premium
- Off Site and Demolition costs, include contractor overhead and profit and bond premium

Line 10 **Parking:**

- Costs of pavement including curbs, signs, drives and walks leading to parking spaces; But not streets. (See handbook 4450.1)

Line 11 **Garages:**

- Cost of construction of garages and carports, either built in or detached

Line 12 **Commercial:**

- Construction costs for commercial space. Use only construction to be included in the mortgage or capital advance. Example: Since the finishing of commercial space typically is not included in the mortgage the cost to finish commercial space is not CNA

Line 14 **Other:**

- Construction costs for all other CNA, such as community space, pools, and miscellaneous other site improvements. See Handbook 4450.1

Line 15 **Total Cost Not Attributable:**

- Sum of lines 10 through 14
- % = line 15 divided by sum of section "G" lines 36c + 41

Line 16 **Off-Site:**

- Construction and improvements beyond the project property lines Except normal short extensions of utilities, walks, curbs and drives to connect to public improvements next to property lines, which are considered to be onsite and are included in section "G"
- Architectural Fees for the design and supervision of off-site improvements

SECTION "O"

Notes such as:

- Land CNA (area of land covered by CNA improvements), CNA space in buildings with more than one story, divide CNA square footage by number of floors
- Demolition costs for existing improvements of property that need to be removed. Include contractor fees and sales tax
- 223f projects, -- note the cost of critical and non critical repairs and amount of initial deposit for replacement for reserves
- On sub rehabilitation projects note amount of initial deposit for replacement for reserves

HEALTH CARE FACILITY APPRAISAL REPORT HUD FORM 92264 - NCF

- Used for section 232 projects in lieu of HUD 92264, form sections and lines are different
- 92264 - NCF section "H" is equivalent to 92264 section "G" (replacement costs)
- 92264 - NCF section "O" is equivalent to 92264 section "M" (off-site costs)
- 92264 - NCF section "I" is equivalent to 92264 section "O" (remarks)
- On substantial rehabilitation and section 232/223f include in section "O" the initial deposit to reserves for both reality items and Major Movables. Include cost of Minor Movables to be purchased also cost of all existing Major and minor Movables to be retained
- Costs Not Attributable are not applicable to section 232 projects
- 92264 - NCF section "H" line 36, enter the cost of Major Movables to be purchased

CONTRACTOR AND/OR MORTGAGOR'S BREAKDOWN HUD form 2328

- All costs on form 2328 must include applicable sales tax
- Keep costs for structures (lines 1-34) separate from land improvements (lines 35-42); Example concrete for foundations will be in line 1, concrete for walks or patio's will be in line 37. Review the Trade Description for proper placement
- Line 46, Builders overhead is 2%
- The separate box called Other Fees itemizes the amount in line 49, and is only the contractor's other fees
- Review the 2328 for "Front End Loading" especially in concrete, earthwork and site utilities

NOTE:

The amounts in the "Offsite Costs" and "Demolition" boxes are not included in lines 1 through 52: however the offsite and demolition boxes must be complete if applicable

NOTE:

If sales tax is applicable, such as Washington State, The form must have typed on it, a statement the all the figures contain the applicable sales tax

PROPERTY INSURANCE SCHEDULE HUD form 92329

- Figure the cost for each building or structure, based on form 2264, Section G, line 41 or form 2328 line 34, whichever ever is more
- Besides the main structures include accessory buildings, such as carports, garages, storage buildings, recreation buildings and gazebo's etc.
- Section 232 projects, include cost of Major Movables
- Do not include land development costs, only structures
- Include General Requirements, Builder's General Overhead, Builder's Profit, Bond Premium and Architect's Fees.



GUIDE TO BREAKDOWN OF TRADE ITEMS

Include in each trade item total, Labor, Material and appropriate Sales Tax

DIVISION 3

CONCRETE Line 1

1. All concrete, including foundation walls and footings, cement floors on grade within the structure, lightweight concrete floors and roof decks
2. Reinforcing steel and mesh
3. Gravel or other fill and vapor barrier under slabs
4. Basement windows and foundation vents
5. Perimeter insulation
6. Area wells and access openings
7. Formwork

(Concrete piers below grade and pile caps to be included in Unusual Site Condition, Division 2)

DIVISION 4

MASONRY Line 2

1. All brick and block work in place including ties and reinforcing
2. Lintels, metal or precast
3. Cleaning
4. Caulking necessary for brick work

DIVISION 5

METALS Line 3

1. All structural steel, except lintels, steel stairs
2. Ornamental railings (structures only)

DIVISION 6

ROUGH CARPENTRY Line 4

1. Labor and material for framing floors, walls, partitions, ceilings and roof
2. Wall, floor and roof sheathing
3. All wood stairs
4. Exterior wood siding
5. Exterior trim, soffit, eave and rake
6. Base and rowlock flashing
7. Nails and other rough hardware

8. Caulking necessary under these trade items not included under masonry or painting

FINISH CARPENTRY Line 5

1. Labor and material for installing interior wood trim and millwork
2. Labor and material for closet and linen closet equipment
3. Labor and material for formica sills and aprons at windows

DIVISION 7

WATERPROOFING Line 6

1. Basement foundation wall waterproofing
2. Drain tile at footings

INSULATION Line 7

1. Labor and material for ceiling insulation
2. Labor and material for wall insulation
3. Labor and material for floor insulation including sound
4. Labor and material for sound board and/or insulation at common walls

ROOFING Line 8

1. Asphalt shingles and felt
2. Built-up roofing
3. Tar and gravel roofing
4. Wood shingles
5. Labor and material for installing drip edge and roof louvers, and miscellaneous roof flashing
6. Labor and material, for rigid roof insulation under roofing

SHEET METAL Line 9

1. Gutters and downspouts, Labor and material
2. Stoop flashing, metal flashing and counter flashing
3. Labor and material for vent fan and dryer ducts
4. Labor and material for metal roofs on bays

DIVISION 8

DOORS Line 10

1. Labor and material for interior and exterior doors
2. Labor and material for metal or wood bi-fold closet doors, wardrobe fronts
3. Labor and material glass sidelights
4. Labor and material for sliding glass doors
5. Labor and material for garage doors
6. Labor and material for finish hardware (except cabinet)

WINDOWS Line 11

1. Labor and material for windows and screens, including glazing

2. Labor and material for storm sash including glazing, (Basement windows to be included in Division 3 - Concrete)
3. Labor and material for windowwalls including glazing

GLASS Line 12

1. Labor and material, skylights, specialty glass
2. All other glass and glazing to be included in doors or windows

DIVISION 9

LATH AND PLASTER Line 13

1. Labor and material for all interior plaster and lath
2. Labor and material for all exterior stucco or marblecrete

DRYWALL Line 14

1. Labor and material for all drywall, walls and ceilings including taping and sanding, ceiling and wall texture.
2. Resilient clips, channels, etc.

TILEWORK Line 15

1. Labor and material for all ceramic tilework,

(Bath accessories to be included under Division 10 Specialties)

ACOUSTICAL Line 16

1. Acoustical ceiling tiles

(Soundboard for floors and walls to be included in Division 7 Insulation)

WOOD FLOORING Line 17

1. Labor and material hardwood flooring including finish
2. Labor and material for stair and landing nosing, including finish
3. Finish for stair treads and risers

RESILIENT FLOORING Line 18

1. Labor and material for all types, including metal edging and strips
2. Labor and material for all types of base, except wood & ceramic

PAINTING AND DECORATING Line 19

1. Labor and material for exterior walls and trim
2. Labor and material for interior walls, ceilings, trims, doors and any surfaces to be painted.
3. Caulking necessary under painting trade
4. Wallpaper

DIVISION 10

SPECIALTIES Line 20

1. Labor and material only for apartment numbers, mailboxes and other miscellaneous items not normally included by trades in other Divisions
2. Mirrors and/or Medicine cabinets
3. Bath Accessories
4. Shower Doors and/or Tub enclosures
5. Fire extinguishers
6. Telephone jacks

DIVISION 11

SPECIAL EQUIPMENT Line 21

1. T V antenna systems
2. Security Systems
3. Unit kitchen, combination units

CABINETS Line 22

1. Labor and material for kitchen cabinets and Formica tops, including hardware
2. Bath vanities including Formica tops (Special cabinets storage lockers included under Division 6 Finish Carpentry)

(Ceramic countertops included under Division 9 - Tilework)

APPLIANCES Line 23

1. Labor and material for ranges, refrigerators, range hoods and fan
2. Washer, dryer and laundry trays

(Dishwashers (Disposers to be included in Division 15 - Plumbing)

DIVISION 12

BLINDS, SHADES AND ARTWORK Line 24

1. Labor and material for shades and venetian blinds
2. Labor and material for installing drapery rods
3. Labor and material for draperies
4. Pictures, Painting. Sculpture, etc.

CARPETS Line 25

1. Labor and material for carpet, padding and accessories

DIVISION 13

SPECIAL CONSTRUCTION Line 26

1. Labor and material

DIVISION 14

ELEVATORS Line 27

1. Labor and material

DIVISION 15

PLUMBING AND HOT WATER Line 28

1. Labor and material for complete bath and kitchen installation within structures including gas piping, disposers, water heater pans
2. Laundry sinks, taps and insulation of pipes when specified

HEATING AND VENTILATION Line 29

1. Labor and material for complete furnace and ductwork installation

NOTE: Labor and material for stack on air conditioning may be included but must be so indicated and include all necessary cost for complete installation, including pad for compressor

(Bath fans included in Division 16 - Electrical, see sheet metal for ducts.)

(Kitchen hood and fan is included in Division 11 - Appliances see sheet metal for ducts)

AIR CONDITIONING Line 30

1. Labor and material for individual room air conditioning units
2. Labor and material for stack-on air condition units including pad for compressor

(See NOTE under Division 15 - Heating and ventilation)

DIVISION 16

ELECTRICAL Line 31

1. Labor and material for complete electrical service, including wiring for furnace, air conditioning and disposal hook-ups
2. Labor and material for fixtures, including bath fan
3. Labor and material for electric baseboard or ceiling heating

ACCESSORY STRUCTURES Line 33

1. Lump sum labor and material for small structures such as detached garages, carports, storage buildings

DIVISION 2

EARTHWORK Line 35

1. Site preparation (clearing and grubbing, top soil stripping and piling)
2. Trees boxed and planked, tree wells

3. Rough site grading with normal amount of cut and fill
4. Basement crawl space, floor slabs, excavation and backfill (no rock excavation)
5. Sidewalk, parking and street cutting
6. Finish grading

SITE UTILITIES Line 36

1. Gas, water, sanitary and storm sewers
2. Electric service
3. Site lighting

ROADS AND WALKS Line 37

1. Paving (asphaltic or concrete) for streets and parking areas
2. Curbs and gutters
3. Walks and steps
4. Surfacing for playground areas and other special areas
5. Patios

SITE IMPROVEMENTS Line 38

1. Equipment for playground and other special areas
2. Fences, walls and usual amount of retaining walls
3. Street and project signs
4. Trash removal areas
5. Swimming and wading pools
6. Water fountains and art objects

LAWNS AND PLANTING Line 39

1. Trees, shrubs, seeding and sodding
2. Lawn sprinkling systems

UNUSUAL SITE CONDITIONS Line 40

1. Unusual amount of cut and fill
2. Unusual amount of retaining walls
3. Data Sheet 79 - Land Development with Controlled Earthwork (engineered controlled structural fill)
4. Concrete piers and piling and pile caps for structures
5. Extensive storm culverts
6. Rock excavation

DIVISION 1

GENERAL REQUIREMENTS Line 43

The cost for General Requirements will include the costs for those items incurred in the construction of the project and directly pertaining to a specific project. It will not include general overhead expense of operation the contractor's home office. Items of cost to be considered in determining General Requirements allowance include, but are not limited items such as:

1. Supervision

2. Field engineering to provide grades and lines for locating buildings, streets and walks on the site
3. Field office, phones, office supplies and equipment and clerical help
4. Temporary sheds and toilets
5. Temporary heat, water, light, power for construction, temporary protection and fences
6. Cleaning and rubbish removal
7. Building permits
8. Watchmen's wages
9. Medical and first aid facilities

FEES

BUILDER'S GENERAL OVERHEAD Line 45

The cost for Builder's General Overhead will be expressed as a percentage which is the portion of general overhead expenses necessary to conduct his business which directly concerns the specific project under consideration. This percentage is applied to the total cost including, general requirements.

BUILDER 'S PROFIT Line 46

The Builder's Profit is expressed as a percentage typically expected by a general contractor for a specific project under competitive conditions.

OTHER FEES Line 49

This space is reserved for fees and allowances not normally included in General Requirements. Such fees might be:

1. Surveys:
 - a. Property corner
 - b. Building location
 - c. Topographic
2. Soil Analysis:
 - a. Test Borings
 - b. Foundation investigations
3. Special taxes based on cost of the buildings, such as school taxes, utility taxes or assessments, excise taxes, etc.
4. Water, sewer, storm drainage and utility hookup fees (System Development Charges), not paid by the owner, but included in the specifications.
5. Contractor's Cost Certification Fee.

NOTE : Payroll taxes are included in labor wage and cost, and are distributed in the trade items in which they apply

BOND PREMIUM Line 50

The rates for bond premium will be determined through information obtained from local bonding companies, the amount of the premium will be computed by applying the rates to the sum of the total costs for the improvements to land, structures, builder's general overhead and builder's profit.

DEMOLITION (SITE)

This should include all demolition work necessary before construction can begin. This item might include small buildings, old foundations or utility lines, cesspools, etc. Include total cost of demolition, including fees and applicable sales tax.

OFF-SITE IMPROVEMENTS

These are the improvements which are required to serve the project, but are outside the property lines or project boundaries. Included are utilities, walks, curbs, gutters, streets, and landscaping. Include total cost of construction including, fees and applicable sales tax.

NOTE: The costs of extending utilities, walks, curbs, gutters, drainage structures beyond project property lines where necessary to connect with facilities adjacent to the project site are not included in off-site costs.



ACTUAL HUD PROJECTS A&E FEES

A & E FEES SECTION 232 ACTUAL HUD PROJECTS * = Nursing Homes					
NUMBER OF BEDS	CONSTRUCTION COST	% DESIGN	% SUPERVISION	TOTAL %	FEE PER BED
60	2,628,415	4.65	1.55	6.2	2,718
64	2,678,468	3.85	0.62	4.47	1,868
50	2,864,496	5.02	1.67	6.69	3,833
53	3,891,751	4.62	1.54	6.16	4,524
* 83	3,998,936	5.62	1.87	7.49	3,613
88	4,119,256	3.28	1.09	4.37	2,045
* 83	4,602,019	5.45	1.82	7.27	4,027
* 100	6,016,482	6.27	1.38	7.65	4,597
* 177	6,046,359	4.19	1.05	5.24	1,787
155	6,466,166	3.38	1.13	4.51	1,877
* 100	7,956,359	6.15	1.43	7.58	6,029

A & E FEES INSURED ACTUAL HUD PROJECTS					
NUMBER OF UNITS	CONSTRUCTION COST	% DESIGN	% SUPERVISION	TOTAL %	FEE PER UNIT
44	2,500,000	3.34	0.71	4.05	2,301
70	2,830,000	5.05	1.16	6.21	2,511
90	3,363,000	1.78	0.59	2.37	886
96	3,401,000	3.84	1.28	5.12	1,814
113	3,740,000	4.41	1.08	5.49	1,817
96	3,930,000	5.95	1.6	7.55	3,091
97	4,076,000	4.05	0.44	4.49	1,887
145	4,300,000	2.4	0.5	2.9	860
87	4,630,000	2.57	0.65	3.22	1,714
105	4,700,000	3	1	4	1,790
108	4,915,000	3.25	1.08	4.33	1,971
64	5,090,582	4.6	1.15	5.75	4,573
149	5,342,000	2.58	0.86	3.44	1,233
124	5,540,000	3.2	0.81	4.01	1,792
162	5,623,341	3.4	0.97	4.37	1,519
216	6,817,000	2.21	0.44	2.65	836
200	7,632,000	3.47	1.32	5.29	2,019

228	8,582,000	3.97	1.32	5.29	1,991
180	8,800,000	2.91	0.97	3.88	1,897
193	9,071,000	2.15	0.72	2.87	1,349
216	9,523,000	4.57	1.52	6.09	2,685
340	10,480,000	1.38	0.32	1.7	524
300	10,875,000	2.04	0.68	2.72	986
281	11,171,000	4.5	1.5	6	2,385
250	13,100,000	4.8	0.7	5.5	2,882

**A & E FEES SECTION 202/811
ACTUAL HUD PROJECTS**

NUMBER OF UNITS	CONSTRUCTION COST	% DESIGN	% SUPERVISION	TOTAL %	FEE PER UNIT
12	288,815	5.19	1.73	6.92	1,665
6	320,943	4.18	1.39	5.57	2,979
12	387,678	6.39	1.6	7.98	2,578
10	420,153	4.12	1.37	5.49	2,307
11	420,952	7.54	2.51	10.05	3,846
12	507,482	6.75	2.25	8	3,383
20	512,229	5.21	1.74	6.95	1,780
20	620,090	5.12	1.7	6.82	2,115
20	756,550	7.28	2.43	9.71	3,673
21	780,483	5	1.67	6.67	2,479
40	788,694	4.26	2.38	6.64	1,309
16	801,687	5.76	1.44	7.2	3,608
20	822,661	4.4	1.1	5.5	2,262
15	856,649	5.74	1.49	7.05	4,123
21	871,401	6.24	1.56	7.8	3,237
20	928,374	4.01	1.67	5.68	2,637
38	997,907	3.81	1.91	5.72	1,502
40	1,044,651	4.02	1.34	5.36	1,399
38	1,136,482	4.3	1.29	5.59	1,672
30	1,380,717	4.5	1.5	6	2,161
24	1,446,500	7.02	2.04	9.42	5,677
41	1,659,066	4.76	1.59	6.35	2,570
40	1,662,827	6.34	1.58	7.84	3,259
40	1,849,355	5.13	1.71	6.84	3,162
60	1,992,067	5.75	1.81	7.56	2,510
40	2,068,674	4.56	1.52	6.08	3,144
41	2,279,863	7.01	2.34	9.35	5,200
52	2,880,373	4.77	1.19	5.96	2,880
45	3,105,259	4.78	1.59	6.37	4,396



CONSTRUCTION TIMES ACTUAL HUD PROJECTS

